THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16109528** BILL GARRETT, Davidson County Trans:T20160100851 DEEDWARR Recvd: 11/15/16 14:11 2 pgs Fees:13.00 Taxes:949.05 20161115-0120454	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $256,500.00. Affiant Subscribed and sworn to before me, this 10th day of November, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Gary Fletcher 8059 REGENCY DR Nashville TN 37221-1826	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 12814011800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Katherine G. Van Mol n/k/a Mary Katherine Ethridge, married and Dale W. Latta, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Fletcher, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 40, Harpeth Park, Section Three, as shown on plat of record in Plat Book 4175, Page 14, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Katherine G. Van Mol, unmarried and Dale W. Latta, married by Warranty Deed from Jeffery L. Sauvie, Jr. and Robin G. Sauvie, married, recorded on the 2nd day of June, 2010 in Instrument No. 20100602-0042612, in the Register's Office of Davidson County, Tennessee.

Said property was never primary marital residence of Dale W. Latta.

Mickey Ethridge joins in this conveyance for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH PARK, SECTION THREE, as recorded in Plat Book 4175, Page(s) 14.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4232, Page 417.

This is improved property located at 8059 REGENCY DR Nashville TN 37221-1826

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of November, 2016.

Mary Katherine G. Van Mol n/k/a Mary Katherine Ethridge

Mickey Ethridge

Dale W. Latta By: Bonita S. Latta, his Attorney in Fact

Dale W. Latta
By: Bonita S. Latta, his Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Katherine G. Van Mol n/k/a Mary Katherine Ethridge and Mickey Ethridge with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2016.

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonita S. Latta, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Dale W. Latta, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of November 2016.

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Notary Public